

001137

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: October 30, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Florida Street Condos"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Florida Street Condos". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for November 13, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Florida Street Condos" (T.M No. 286547 PTS No. 132379) located on the east side of Florida Street between Polk Avenue and Howard Avenue in the Greater North Park Community Plan area in Council District 3, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

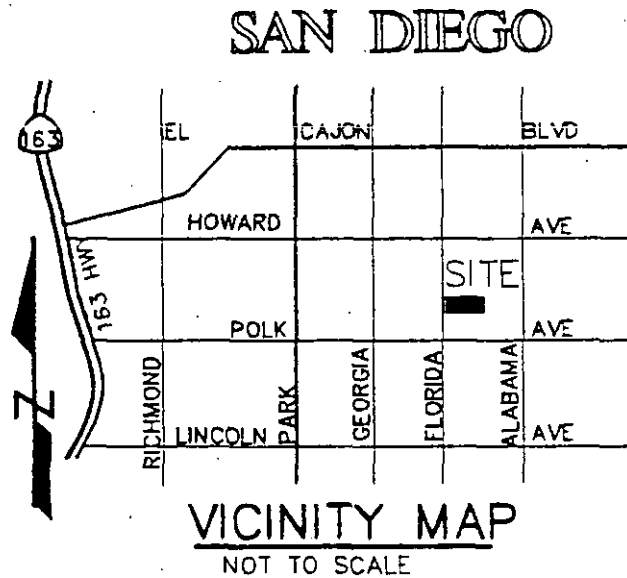
cc: W.O. 427961 PTS 132379

Attachment: Vicinity map, reduced copy of map

001139

FLORIDA STREET CONDOS

FINAL MAP



MAP NO.

SHEET 1 OF 2 SHEETS

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THIS SUBDIVISION TO BE KNOWN AS FLORIDA STREET CONDOS, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF TWO (2) SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

D. & B. DEVELOPMENT CO. INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
TITLE _____ TITLE _____

CHICAGO TITLE INSURANCE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 15, 2005 AS DOCUMENT NO. 2005-0089917 OF OFFICIAL RECORDS.

BY: _____ BY: _____
TITLE _____ TITLE _____

SIGNATURE OMISSION

THE SIGNATURES OF THE FOLLOWING HOLDERS OF EASEMENT OR RIGHTS-OF-WAY WITHIN THE BORDERS OF THIS SUBDIVISION HAVE BEEN OMITTED PURSUANT TO SECTION 86436(a)(3)(A)(I) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

THE CITY OF SAN DIEGO AS HOLDER OF EASEMENTS FOR PUBLIC STREET PURPOSES AS DEDICATED PER MAP NO. 347.

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC,
PERSONALLY APPEARED _____ PERSONALLY
KNL

THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE: _____
MY COMMISSION EXPIRES ON _____
PRINTED NAME OF NOTARY _____
PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC,
PERSONALLY APPEARED _____ PERSONALLY
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE: _____
MY COMMISSION EXPIRES ON _____
PRINTED NAME OF NOTARY _____
PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

FLORIDA STREET CONDOS

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 15 & 16 IN BLOCK 144 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE ATTACHED MAP THEREOF MADE BY G. A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ALSO THAT PORTION OF THE EAST 10 FEET OF FLORIDA STREET AS CLOSED TO PUBLIC USE OCTOBER 9, 1911 BY RESOLUTION No. 9305 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO, LYING WEST OF AND ADJOINING THE PREMISES HEREIN DESCRIBED.

TOGETHER WITH THOSE PORTIONS OF FLORIDA STREET AND THE UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

NOTE: THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION No. 4237-PC APPROVES SEVEN (7) RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY,
ORDER No. 603041275-U50

CLERK OF THE BOARD OF SUPERVISOR CERTIFICATE

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSIT FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF DUES FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD
OF SUPERVISORS

By: _____
DEPUTY
DATE: _____

CITY CLERK CERTIFICATE

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____, 2007, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2007.

ELIZABETH MALANE
CITY CLERK

By: _____
DEPUTY
DATE: _____

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRYAN WALKER ON OCTOBER 11, 2005 AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET NO. 2)

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



JAMES H. ALGERT, RCE 19073
MY REGISTRATION EXPIRES 9-30-2009

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RANA, CITY ENGINEER

By: _____
ANNE L. HOPPE, DEPUTY
L.S. 7196

DATE: _____

RECORDER'S CERTIFICATE

FILE No. _____ DAY OF _____, 2007, AT _____ M. IN BOOK OF _____, AT PAGE _____, AT THE REQUEST OF JAMES H. ALGERT

GREGORY J. SMITH
COUNTY RECORDER

By: _____
DEPUTY

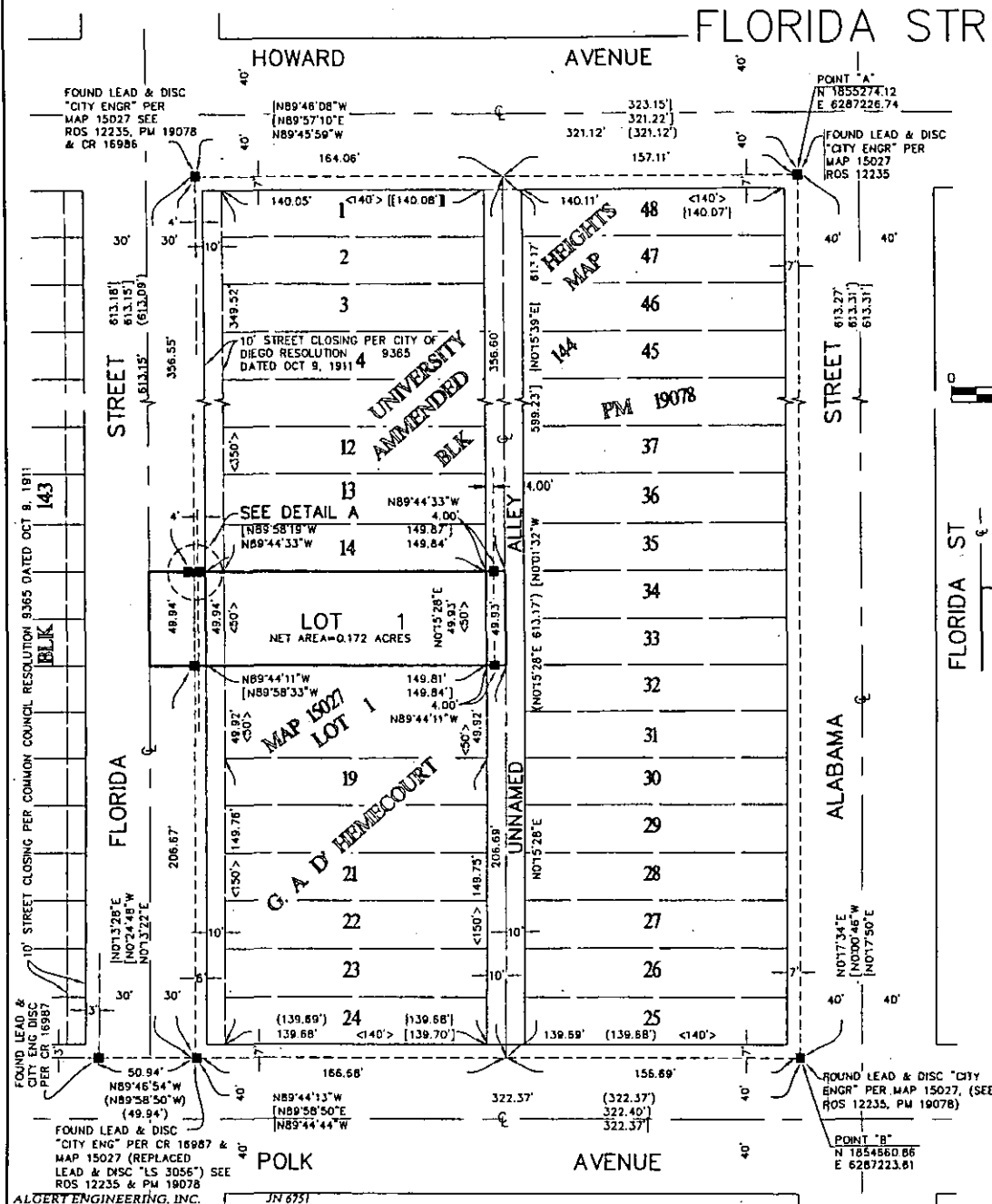
FEE: \$10.00

ALGERT ENGINEERING, INC. JN 6751

TM NO. 286547 CCS 83 C 1854-6285 L.C. 212-1725 PTS NO. 132376 J.O. 427061

00114

SHEET 2 OF 2 SHEETS



THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCSB3 ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON OCTOBER 13, 2005 AT POINTS "A" AND "B" AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO G.P.S. STATION 167 AND G.P.S. STATION 212 PER R. OF S. 14492 BEARING A-B: S01734°W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT "A" IS 0.99999848 GRID
DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR
ELEVATION AT POINT "A" = 295.85 M.S.L.

■ INDICATES FOUND LEAD & DISC 'LS 3056' PER ROS 12235 &
PER MAP 15027 UNLESS NOTED OTHERWISE

() INDICATES RECORD DATA PER MAP 15027

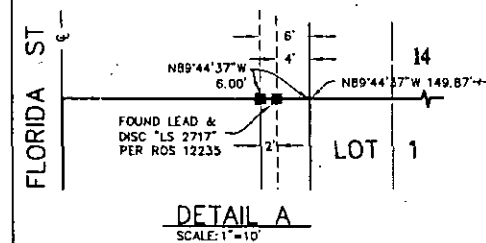
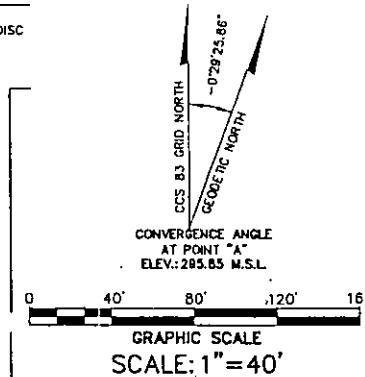
[] INDICATES RECORD DATA PER ROS 12235

| | INDICATES RECORD DATA PER PM 19078

< > INDICATES RECORD DATA PER UNIVERSITY HEIGHTS
AMENDED MAP

—— INDICATES SUBDIVISION BOUNDARY

1. TOTAL NUMBER OF LOTS IS 1
2. TOTAL SUBDIVISION MAP BOUNDARY AREA = 0.218 ACRE (GROSS AREA)
3. STREETS AND ALLEY SHOWN HEREON WERE DEDICATED PER UNIVERSITY HEIGHTS AMENDED MAP BY C.A. D'HEMECOURT IN BOOK 8, PAGE 36 OF LIS PENDING.



NOTE: SEARCHED BUT DID NOT FIND
MONUMENTS SET BY MAP No. 15027

